142.0	0008	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	817,000 /	817,000
					USE VALUE:	817,000 /	817,000
					ASSESSED:	817,000 /	817,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIGOTT FRANCIS JOHN/ETAL
Owner 2:	PIGOTT KELLY ANN
Owner 3:	
Street 1:	102 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,911 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2133 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4911.000	363,100		453,900	817,000
Total Card	0.113	363,100		453,900	817,000
Total Parcel	0.113	363,100		453,900	817,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.03 | /Parcel: 383.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
92198			12/15/17

!11047!

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0008-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	363,200	0	4,911.	453,900	817,100	817,100	Year End Roll	12/18/2019
2019	101	FV	273,000	0	4,911.	425,500	698,500	698,500	Year End Roll	1/3/2019
2018	101	FV	273,000	0	4,911.	351,700	624,700	624,700	Year End Roll	12/20/2017
2017	101	FV	273,000	0	4,911.	323,400	596,400	596,400	Year End Roll	1/3/2017
2016	101	FV	273,000	0	4,911.	295,000	568,000	568,000	Year End	1/4/2016
2015	101	FV	266,300	0	4,911.	289,300	555,600	555,600	Year End Roll	12/11/2014
2014	101	FV	266,300	0	4,911.	268,900	535,200	535,200	Year End Roll	12/16/2013
2013	101	FV	266,300	0	4,911.	255,900	522,200	522,200		12/13/2012

PRINT

Date	Time
12/11/20	01:15:40

LAST REV

Date	Time
01/17/18	08:16:53

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11047

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIGOTT FRANCIS	24979-601		11/7/1994		99	No	No		F

USER DEFINED

Prior Id # 1:	92198
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2001	28	Addition	68,000					16x24 2stry add w/

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	MEAS&NOTICE	HS	Hanne S
1/28/2009	Measured	336	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4911		Sq. Ft.	Site		0	80.	1.16	9									453,863						453,900	

Total AC/HA: 0.11274 | Total SF/SM: 4911 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 453,863 | Spl Credit | Total: 453,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18110776
Const Adj.:	0.98990101
Adj $ / SQ:	146.147
Other Features:	92750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446120
Depreciation:	82978
Depreciated Total:	363142

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

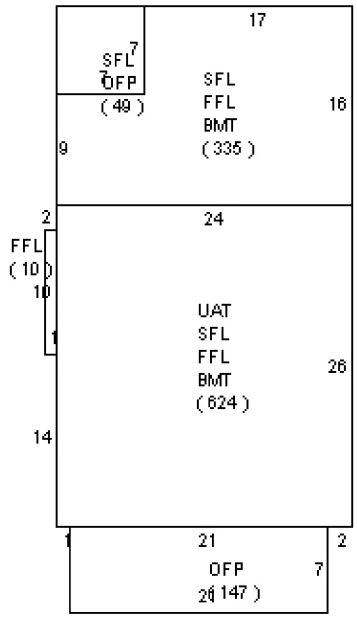
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.15
Special Features:	0	Val/Su Net:	110.43
Final Total:	363100	Val/Su SzAd	183.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,008	146.150	147,317
FFL	First Floor	969	146.150	141,617
BMT	Basement	959	43.840	42,047
OFP	Open Porch	196	24.670	4,835
UAT	Upper Attic	156	112.530	17,555

Net Sketched Area:	3,288			Total:	353,371
Size Ad	1977	Gross Are	3756	FinArea	2133

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	